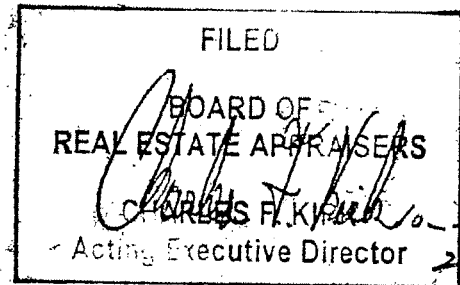


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STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
NEW JERSEY STATE REAL ESTATE
APPRAISERS BOARD

IN THE MATTER OF THE SUSPENSION	:	
OR REVOCATION OF THE LICENSE OF	:	
	:	Administrative Action
DONALD A. GORDON	:	
License No. 42RA00337200	:	ORDER OF VOLUNTARY
	:	SURRENDER TO BE
TO ENGAGE IN THE PRACTICE OF	:	DEEMED A REVOCATION
REAL ESTATE APPRAISING	:	
IN THE STATE OF NEW JERSEY	:	

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("Board") upon receipt of information concerning an appraisal report prepared by Donald A. Gordon ("Respondent") for property located at 56 North York Street, Paterson, New Jersey (report dated April 1, 2007).

Respondent has held a license as a State Licensed Residential Real Estate Appraiser in New Jersey since 1993.

Respondent was the subject of two prior Board actions: a Consent Order filed on December 6, 1996 based upon USPAP violations and the use or employment of misrepresentation in attempting to upgrade his license which denied the upgrade, imposed a reprimand, a seven hundred and fifty dollar (\$750) civil penalty, and required Respondent attendance at a 15 hour course on the Uniform Standards of Professional Appraisal Practice (USPAP); and a Final Order of Discipline filed on December 18, 2006 based upon USPAP violations and professional misconduct which imposed a stayed suspension for one year, a reprimand, and a three thousand five hundred dollar (\$3,500) civil penalty.

In reviewing this matter, the Board has considered available information concerning the subject property appraisal including the complaint, Respondent's reply -- including his workfile -- and Respondent's testimony when he appeared before the Board, with counsel, on April 23, 2013.

The Board finds that in preparing the report, Respondent violated numerous provisions of the Uniform Standards of Professional Appraisal Practice ("USPAP") (2006 Edition, effective July 1, 2006 through December 31, 2007) including the following:

1. Respondent violated the Ethics Rule (Record Keeping) in that he failed to prepare a workfile that included a true

copy of the report and a document presented by Respondent at his investigative inquiry which he testified was from his "internal file," but not part of his workfile.

2. Respondent violated Standard 1-5(b) in that he failed to analyze a sale of the subject property that occurred within three years prior to the effective date of the appraisal. The Board finds this violation especially troubling as Respondent was previously disciplined for similar conduct in December 2006, four months before he prepared this appraisal report.

The Board concludes that, by failing to ensure that the subject property appraisal report conformed to the requirements of the USPAP, Respondent violated N.J.A.C. 13:40A-6.1 and engaged in professional misconduct. The Board thus finds that cause for formal disciplinary action against Respondent exists pursuant to N.J.S.A. 45:1-21(e) and (h). Additionally, the Board finds that Respondent has engaged in repeated acts of incompetence pursuant to N.J.S.A. 45:1-21(d) and that these subsequent violations warrant enhanced penalties pursuant to N.J.S.A. 45:1-25.

The parties desiring to resolve this matter without need for further proceedings, and the Board being satisfied that good cause exists for the entry of the within Order;

IT IS on this 7th day of October, 2013

ORDERED and AGREED:

1. Respondent hereby voluntarily surrenders his license to practice as a real estate appraiser in the State of New Jersey, to be deemed a revocation of license with prejudice. Respondent shall not hereafter apply for reinstatement of his license. Respondent shall mail in his wallet and wall licenses contemporaneously with the signing of this Order.

NEW JERSEY STATE REAL
ESTATE APPRAISER BOARD

By: Cheryle A. Randolph-Sharpe
Cheryle A. Randolph-Sharpe
Board President

I have read and understand
this Order, agree to the entry
of this Order as a matter
of public record, and agree to be
bound by the terms above.

Donald A. Gordon
Donald A. Gordon
License # 42RA00337200

Consent as to form and entry.

Gerald D. Miller, Esq.
Gerald D. Miller, Esq.
Attorney for Donald A. Gordon